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Page 1: DRC Site Plan - Applicant Information Sheet

Neighborhood:
Flagler Village Civic Association

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	R15028
Date of complete submittal	05/29/15

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	645 AVE LAFAYETTE LLC
Property Owner's Signature	<i>[Signature]</i> <small>If a signed agent letter is provided, notarized letter of consent is required on the application by the owner</small>
Address, City, State, Zip	3332 NE 190 ST. APT. 2614 MIAMI FL 33180
E-mail Address	darenbroman@gmail.com
Phone Number	305 308-0132
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Daren Broman
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	AS ABOVE
E-mail Address	(NOTE: PLEASE CONTACT ARCH. REGARDING ANY INCOMPLETE OR MISSING ASPECTS OF SUBMITTAL)
Letter of Consent Submitted	

Development / Project Name	FLAGLER TOWN HOMES
Development / Project Address	Existing: 645 NE 4th AVE. FL. LAND. New: SEE ATTACHED ADDRESS LOTION
Legal Description	PROGRESSO 2-18 D LOT 1 TO 3, BLK 316. PLEASE SEE SURVEY & SHEET 4502 IN SUBMITTAL FOR FULL DESCRIPTION
Tax ID Folio Numbers (For all parcels in development)	4942 34 07 5380
Request / Description of Project	APPLICATION IS FOR 5-NEW 3 STORY TOWN HOMES
Total Estimated Cost of Project	\$1,879,205.00 (Including land costs)

Current Land Use Designation	BOWTOWN REGIONAL ACTIVITY CONTROL
Proposed Land Use Designation	REMAIN AS IS
Current Zoning Designation	RAC-UV
Proposed Zoning Designation	REMAIN AS IS
Current Use of Property	VACANT
Number of Residential Units	5
Non-Residential SF (and Type)	N.A.
Total Bldg. SF (include structured parking)	11,883 S.F.
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	10,110 S.F. NO MIN.	REMAIN 10,110 S.F.
Lot Density	NO MAX.	21.7 UNITS/ACRE
Lot Width	NO MIN.	APPROX 75' x 135'
Building Height (Feet / Levels)	55' - MAX 6 STORIES	3 STORIES - 40'-6" ABOVE GROUND
Structure Length	200' MAX	112'-6"
Floor Area Ratio	GUIDELINE PER MASTER PLAN	1.175
Lot Coverage	90% PER ULDR	33% BUDG, 31% VULN AREA
Open Space	GUIDELINE PER MASTER PLAN	1,706
Landscape Area	"	1,882 INSIDE PROPERTY LINES - 5,200 GROUND
Parking Spaces	1.2 PER UNIT	10 INSIDE TOWN HOMES - 5,200 GROUND + 4 ON STREET SPACES
Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front	5' FROM R. AT STREET MIN + GUIDELINES PER MASTER PLAN	32'-8" min, 36'-4" MAX
Side	35' FROM E OF ROAD	29'-6" min, 31'-8" MAX
Side		12'-10" min, 15'-0" MAX
Rear		22'-8" min, 29'-0" MAX

Architecture Art & Urban Design

PROJECT

645 NE 4TH AVE.
FORT LAUDERDALE, FL 33305

CLIENT

REGISTRATION

SUBMISSION

PROJECT NUMBER	1410
DATE	03-17-2015
DRAWN BY	GS
CHECKED BY	

SHEET TITLE / SHEET NUMBER

A.00

[illegible]

(* PLEASE SEE ADDRESS LETTER FOR ADDRESSES OF OTHER 4 TOWN HOME UNITS IN THE APPLICATION)

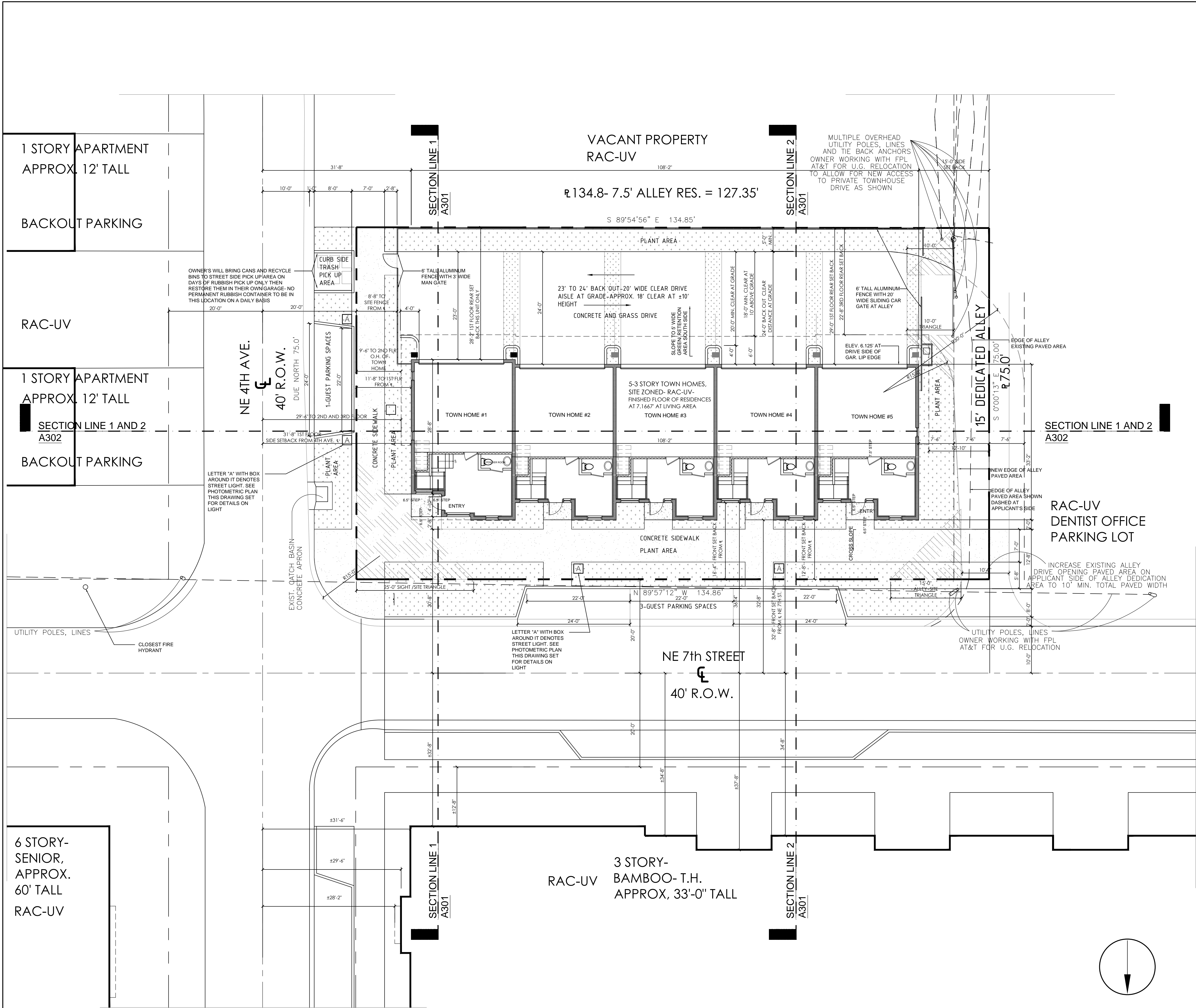
GENERAL		LANDSCAPE	
A.00	COVER SHEET	LP-1	PROPOSED LANDSCAPE PLAN
		LP-2	PROPOSED LANDSCAPE MATERIAL LIST, NOTES AND DETAILS
Survey		ELECTRICAL DRAWING	
ARCHITECTURAL		PH-1	PHOTOMETRIC PLAN
AS.01	SITE PHOTOS OF EXISTING CONDITIONS		
AS.02	SITE /CONTEXT PLAN		
A 101	PROPOSED BUILDING PLAN- FIRST FLOOR LEVEL		
A 102	PROPOSED BUILDING PLAN- SECOND FLOOR LEVEL		
A 103	PROPOSED BUILDING PLAN- THIRD FLOOR LEVEL		
A 104	PROPOSED BUILDING PLAN- ROOF LEVEL		
A 201	PROPOSED FRONT ELEVATION AND NOTES		
A 202	PROPOSED EAST SIDE ELEVATION AND NOTES		
A 203	PROPOSED WEST SIDE ELEVATION AND NOTES		
A 204	PROPOSED REAR ELEVATION AND NOTES		
A 301	PROPOSED BUILDING SECTION 1 AND 2, NORTH AND SOUTH		
A 302	PROPOSED BUILDING PARTIAL SECTION 1 AND 2, EAST AND WEST		
A 401	PROPOSED PEDESTRIAN PERSPECTIVE RENDERING VIEWS		
A 402	PROPOSED AERIAL PERSPECTIVE RENDERING VIEWS		
CIVIL DRAWINGS			
C-1	GRADING AND DRAINAGE PLAN		
C-2	GRADING AND DRAINAGE PLAN		
C-3	GRADING AND DRAINAGE PLAN		
C-4	GRADING AND DRAINAGE PLAN		
C-5	GRADING AND DRAINAGE PLAN		

SURVEYOR and MAPPER
HARLEY GREENE
Florida License Number 3707
19208 NE 25TH Ave. Unit 301
Aventura, Florida 33180
954 522-0193 or 305 932- 2843

ARCHITECTURAL ALLIANCE
HUGH JOHNSON
612 SW 4TH Avenue
Fort Lauderdale, Florida 33315
954 764-8858

CIVIL ENGINEER
YAHYA CONSULTANTS, INC.
5516 NW 58TH AVE.
FORT LAUDERDALE, FL 33067
954 263-9318

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954 263-9318



LEGAL DESCRIPTION:
LAND DESCRIPTION: LOTS 1, 2, 3, 4 AND 5 BLOCK 316, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

ZONING DATA CHART

CURRENT USE OF PROPERTY AND INTESITY	PROPERTY WAS PREVIOUSLY DEVELOPED AS A SINGLE FAMILY HOME, CURRENTLY VACANT LAND
ZONING	RAC-UV
LAND USE	DOWNTOWN REGIONAL ACTIVITY CENTER
WATER/WASTE PROVIDER	CITY OF FORT LAUDERDALE
CHARACTER AREA DESIGNATION	URBAN NEIGHBORHOOD
SITE AREA	10,110 S.F. = .23 ACRES
RESIDENTIAL	5- 3 STORY TOWNHOMES
SITE DENSITY	21.7 UNITS PER ACRE
PARKING- REQUIRED = 1.2 PER UNIT = 6 REQUIRED	EACH HOME HAS A 2 CAR ATTACHED GARAGE 4 GUEST SPACES PROVIDED ALONG NE 7TH STREET-3, AND NE 4TH AVE- 1
BUILDING S.F. AREA- AT GRADE	3, 394 S.F.
TOTAL BUILDING AREA	11,883 TOTAL BUILDING S.F.- NOTE- ROOF IS NOT USEABLE SPACE
F.A.R. = TOTAL BUILDING AREA / TO TOTAL SITE AREA	11,883 /10,110 = 1.175
OVERALL BUILDING HEIGHT	3- STORIES, 33'-11" TO ROOF SLAB, ± 39'-2" TO HIGHEST PARAPET FOR A/C EQUIPMENT SCREENING- (THIS MAY CHANGE SLIGHTLY IF NEEDED IF A/C UNITS BECOME LARGER OR MODELS CHANGE) HEIGHTS ARE INDICATED ABOVE 0'-0", AVERAGE GRADE NEAR BUILDING IS APPROXIMATELY 1'-0" TO 1'-4" BELOW 0'-0"
STRUCTURE LENGTH	108'-2" AT FIRST FLOOR 112'-6" AT 2ND AND 3RD FLOORS

SET BACK - TABLE	REQUIRED	PROVIDED
FRONT- PER MASTER PLAN GUIDELINES AT ½ OF 7TH ST.	35'-0"	32'-8" MIN., 36'-4" MAX.
CORNER- PER MASTER PLAN GUIDELINES AT ½ OF 4TH AVE.	35'-0"	29'-6" MIN., 31'-8" MAX.
SIDE- PER MASTER PLAN GUIDELINES AT ALLEY SIDE	NONE	12'-10" MIN., 15'-0" MAX.
REAR- PER MASTER PLAN GUIDELINES	NONE	22'-8" MIN., 29'-0" MAX.

OPEN SPACE	
VEHICULAR USE AREA	3,128 S.F.- DRIVEWAY AND PARTIAL ALLEY WAY TO ½.
OPEN SPACE	1,706 S.F. INCLUDING SIDEWALK WITHIN PROPERTY LINES AND COVERED PATIO TO ENTRY DOOR AT EACH UNIT
LANDSCAPE AREA	2,506- TOTAL SQUARE FEET- 1,882-S.F. INSIDE PROPERTY LINES, ADDITIONAL 624 S.F. TO STREET EDGES ALONG 4TH AVE AND 7TH ST. OUTSIDE ½
LINEAR FEET OF SIDEWALK PROPOSED	234'- TOTAL LINEAR FEET- 210'-FEET INSIDE PROPERTY LINES, ADDITIONAL 24'- FEET TO STREET EDGES / ACROSS ALLEY AS SHOWN

Glavovic Studio

Architecture Art & Urban Design

www.glavovicstudio.com
P 954 524 5728 F 954 524 5729
AA0003643

PROJECT

FLAGLER TOWNHOMES

645 NE 4TH AVE.
FORT LAUDERDALE, FL 33305

CLIENT

BRYL Development LLC

REGISTRATION

SITE PLAN APPROVAL

NOT FOR CONSTRUCTION

SUBMISSION

No.	Description	Date
	DRT SUBMITAL	3-17-2015
	DRC SUBMITAL	5-28-2015

PROJECT NUMBER	1410
DATE	03-17-2015
DRAWN BY	GS
CHECKED BY	

KEY PLAN

SHEET TITLE / SHEET NUMBER

SITE PLAN

AS 02

PROJECT

FLAGLER TOWNHOMES

645 NE 4TH AVE.
FORT LAUDERDALE, FL 33305

CLIENT

BRYL Development LLC

REGISTRATION

SITE PLAN
APPROVAL

NOT FOR
CONSTRUCTION

SUBMISSION

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KEY PLAN

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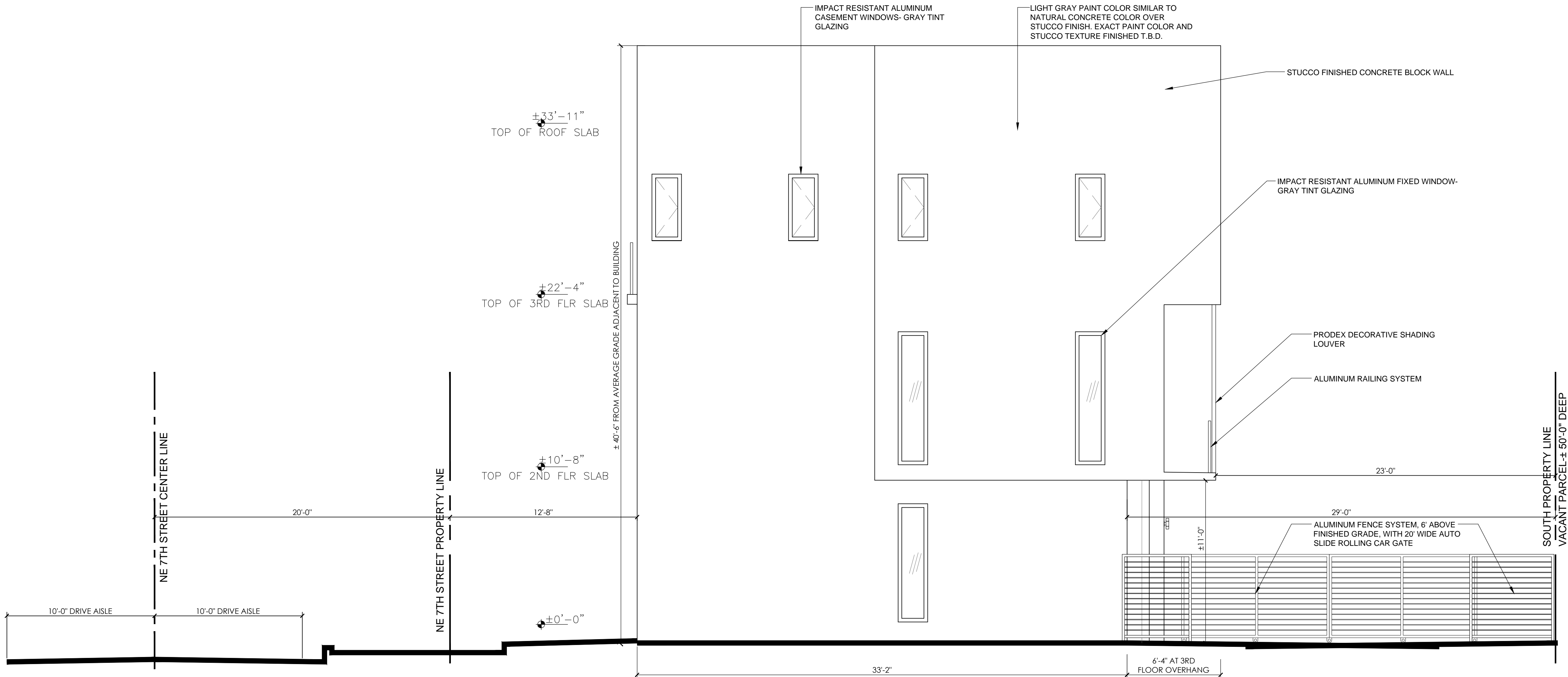
PROPOSED REAR
ELEVATIONS



NOTE TO PLANNING DEPARTMENT: PLEASE SEE BUILDING PLANS AND SECTION VIEWS EAST TO WEST FOR
SETBACKS FROM PROPERTY LINE AT SIDE YARDS AND FROM CENTERLINE OF ROADWAYS

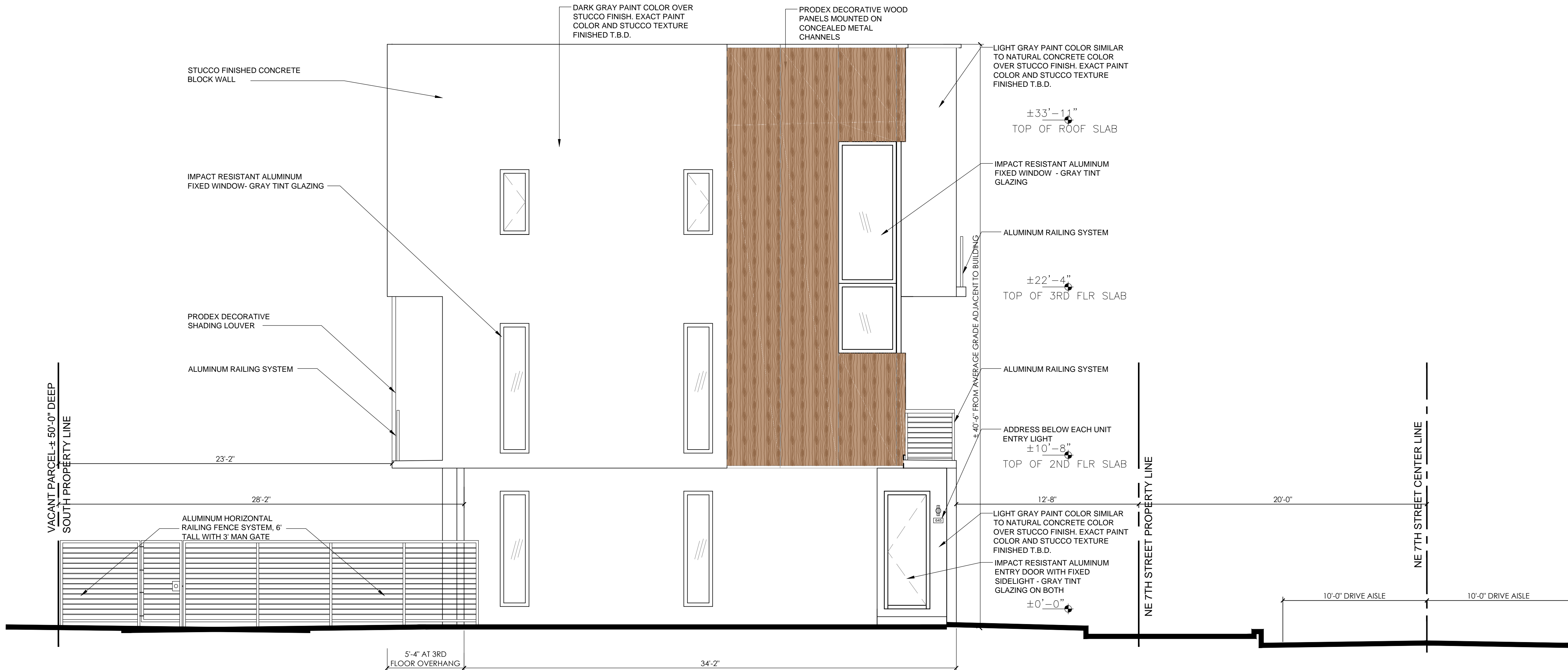
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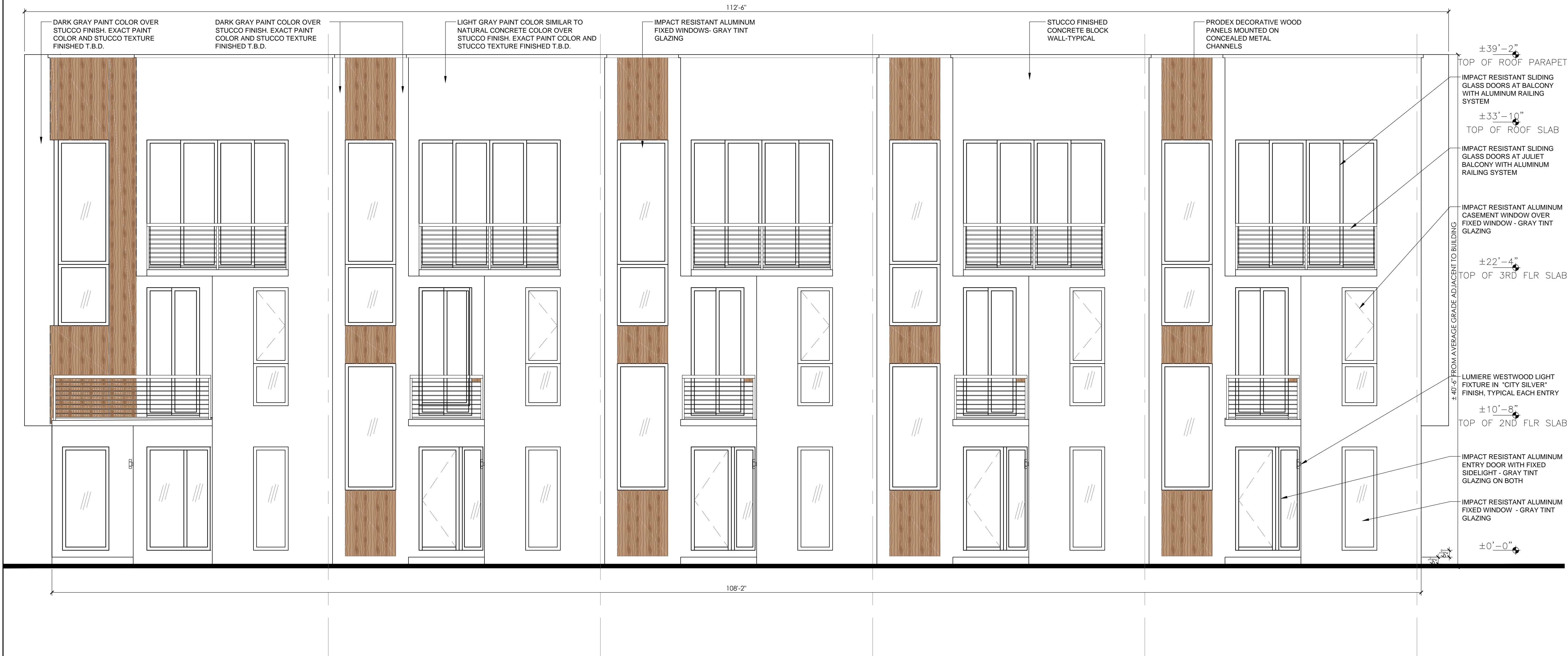
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NOTE TO PLANNING DEPARTMENT: PLEASE SEE BUILDING PLANS AND SECTION VIEWS EAST TO WEST FOR SETBACKS FROM PROPERTY LINE AT SIDE YARDS AND FROM CENTERLINE OF ROADWAYS



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: June 23, 2015

Project Name: 645 Art Lofts, LLC / Flagler Townhomes

Case Number: R15028

Request: Site Plan Level II Review: Five (5) Townhouse Units

Location: 645 NE 4th Avenue

Zoning: Regional Activity Center – Urban Village (RAC-UV)

Land Use: Downtown Regional Activity Center

Project Planner: Randall Robinson

Case Number: R15028

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
 - a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. The Building Code in effect will be the date of application for the building permit. Each building will require a separate permit. The 2010 Edition of the Florida Building is currently in effect. However, on June 30th 2015 the Code will be updated to the 5th Edition. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. The following websites will assist in the design considerations;
 - b. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - c. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

Case Number: R15028

Flagler Townhomes – Five
(5) Townhome Units

645 NE 4th Avenue

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Right-of-Way and/or permanent easement dedication along west side of N.E. 4th Avenue and south side of N.E. 7th Street, to allow sufficient width to incorporate proposed public sidewalk access; show linework in the plans and provide exhibit, as appropriate

CASE COMMENTS:

A. Please respond to Comments 1 through 22 prior to Final DRC sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or JHolguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or AScheffer@fortlauderdale.gov.
 - c. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS coordinate with Alia Awwad, P.E. [(954) 828-6078 or AAwwad@fortlauderdale.gov] and/or Eric Houston [(954) 828-5216 or EHouston@fortlauderdale.gov] with the Transportation & Mobility Department to fulfill transport aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or RBenton@fortlauderdale.gov.
2. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
4. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. at (954) 828-6078 or AAwwad@fortlauderdale.gov.
5. Current plan submitted does not reflect whether any easements may be required by the Zoning District for utility, public access or amenities (determined by reviewing the appropriate Zoning District requirements). These easements shall be dedicated by plat rather than separate instruments later; which includes the

required 5' (min.) permanent easement dedication to the public, for portion of proposed 7'-wide sidewalk fronting N.E. 4th Avenue and N.E. 7th Street.

6. Show existing and proposed property line / Right-of-Way boundaries and easements on Site Plan.
7. Discuss one-way traffic in and out of proposed development (traffic circulation would be towards Dedicated Alley); which would involve removal of proposed on-street parallel parking on N.E. 4th Avenue, showing and calling out 10' sight triangles for the new driveway approach to the Dedicated Alley, and possibly signing the Dedicated Alley for one-way traffic only.
8. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed parking lot - a minimum of 12' wide by 22' long area for each vehicle to be accommodated within the stacking area. Discuss how this will be met with proposed gate, shown adjacent to Dedicated Alley.
9. Show proposed sidewalk (fronting N.E. 7th Street) terminating at nearest (eastern) edge of existing Dedicated Alley pavement, with detectable warning area as appropriate.
10. Coordinate with Sanitation regarding proposed curb pad for trash shown within public Right-of-Way.
11. Provide dedicated fire service connection (not combined with domestic water service connection) for proposed development.
12. Show and label proposed sewer cleanout just beyond Right-of-Way boundary, per City Sewer Detail Standard #209.
13. Please be advised that in the City's Right-of-Way, within 50' of any road cuts for utilities and/or curb cuts, the existing pavement shall be restored to full lane width, per City Code of Ordinances Section 25-108.
14. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable or low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
15. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
16. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
17. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.

18. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
19. Provide typical cross sections and section profiles along all property lines. Also show how the existing and proposed grades will tie to one another.
20. Show utilities on the lighting and landscaping plans for potential conflict.
21. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.
22. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at RJohnson@fortlauderdale.gov or (954) 828-7809.

B. Respond to Comments 23 through 39 prior to Engineering Permit Approval

23. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - d. Signing and marking plan, including the radii all landscaping and pavement areas.
24. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way.
25. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
26. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
27. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a

maintenance agreement shall be executed with the City acknowledging that the Applicant will maintain all the facilities, landscaping, and hardscaping improvements within the City's Right-of-Way.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

28. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
29. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
30. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
31. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle

12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
32. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
33. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
34. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
35. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
36. Please note that any lighting onsite or in the City's Right-of-Way or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
37. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
38. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.
39. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.

Case Number: R15028

CASE COMMENTS:

1. Light pole locations are not to be within 15' of tree locations. Note this on photometric, electrical, site and landscape plans to help avoid conflicts during construction.
2. Place plant materials in hydrozones which correspond to irrigation volume, using different zones for watering needs.
3. Provide street trees in right-of-way swale areas. Street trees may be canopy trees placed at one tree per 30 linear feet, not subtracting driveways. Trees may be 12' tall at time of installation.
4. Provide structural soil at the sidewalk and driveway areas to reduce conflicts and allow for proper growth of roots. Illustrate this on site, civil and landscape plans.

GENERAL COMMENTS:

Please consider the following prior to submittal for Building Permit:

5. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
6. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
7. Provide irrigation plan illustrating an automatic system which provides head-to-head coverage and rain sensor shut off device. This is to include the rights-of-way areas. Adjust irrigation volume to coordinate with plant hydrozones, using different zones for watering needs.

Case Number: R15028

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) As this application requests dwelling units in the Downtown RAC, the proposed project requires a minimum 30-day review period by the City Commission or review and approval by the City Commission. In the case of the latter, a separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265).
- 4) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 5) Attach all narratives provided to City Commission and Final DRC sets.
- 6) Show individual garage dimensions.
- 7) Discuss vehicular circulation with Engineering Representative. Alley may be too narrow for two-way traffic.
- 8) Provide additional building façade and roofline articulation along 7th Street, giving individual identity to each unit.
- 9) Consider activating the rooftop with individual terraces, providing a green design element while further enhancing the use and amenity space for each unit.
- 10) Confirm roof plan shows location of all mechanical equipment and includes spot elevations of to verify proposed screening adequately shields all equipment from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- 11) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Per Sec. 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties.
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
 - c. Provide bicycle parking, for both residents and visitors, in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered.

- d. Provide bike storage lockers with air pumps for residents. Send email to kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
- 12) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 13) Extend values on photometric plans to all property lines. Show values as pursuant to Sec. 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide dimensions and detail. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.
- 14) Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground provide documentation from FP&L indicating such.
- 15) Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, *Design and Construction* of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.
- 16) This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board must be provided to the project planner. In addition, no residential development application shall receive final DRC approval without proof and confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 17) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation..

General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 18) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector, at 828-5255 to obtain his signature on the final DRC plans.
- 19) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm.
- 20) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
- 21) Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

- 22) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receives approval from the Building Service Department's DRC Representative.

Case Number: R15028

CASE COMMENTS:

Please provide a response to the following:

1. Units should be pre-wired for an alarm system.
2. Residential unit entry doors should be solid, impact resistant or metal.
3. Entry doors should be equipped with a 180 degree peephole or view port for security and should have a secondary door locking system. The interior garage door should also have a secondary locking system.
4. Sliding glass door should have additional security measures like frame locking pins, track blockers or security features that reinforce the locking mechanism.
5. Is there access from balcony to balcony between the units?
6. The railing on the fence system should be vertical rather than horizontal to discourage climbing over the fence.
(A202 and A203)

GENERAL COMMENTS:

The following comments are for informational purposes.

Noted:

- All glazing will be impact resistant.
- Garage door will be impact resistant.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15028

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. Identify containers.
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4.
11. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
12. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
 - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to gmaldonado@fortlauderdale.gov. Letter should include an

analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.

- Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: R15028

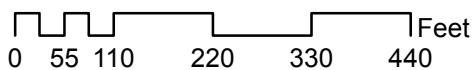
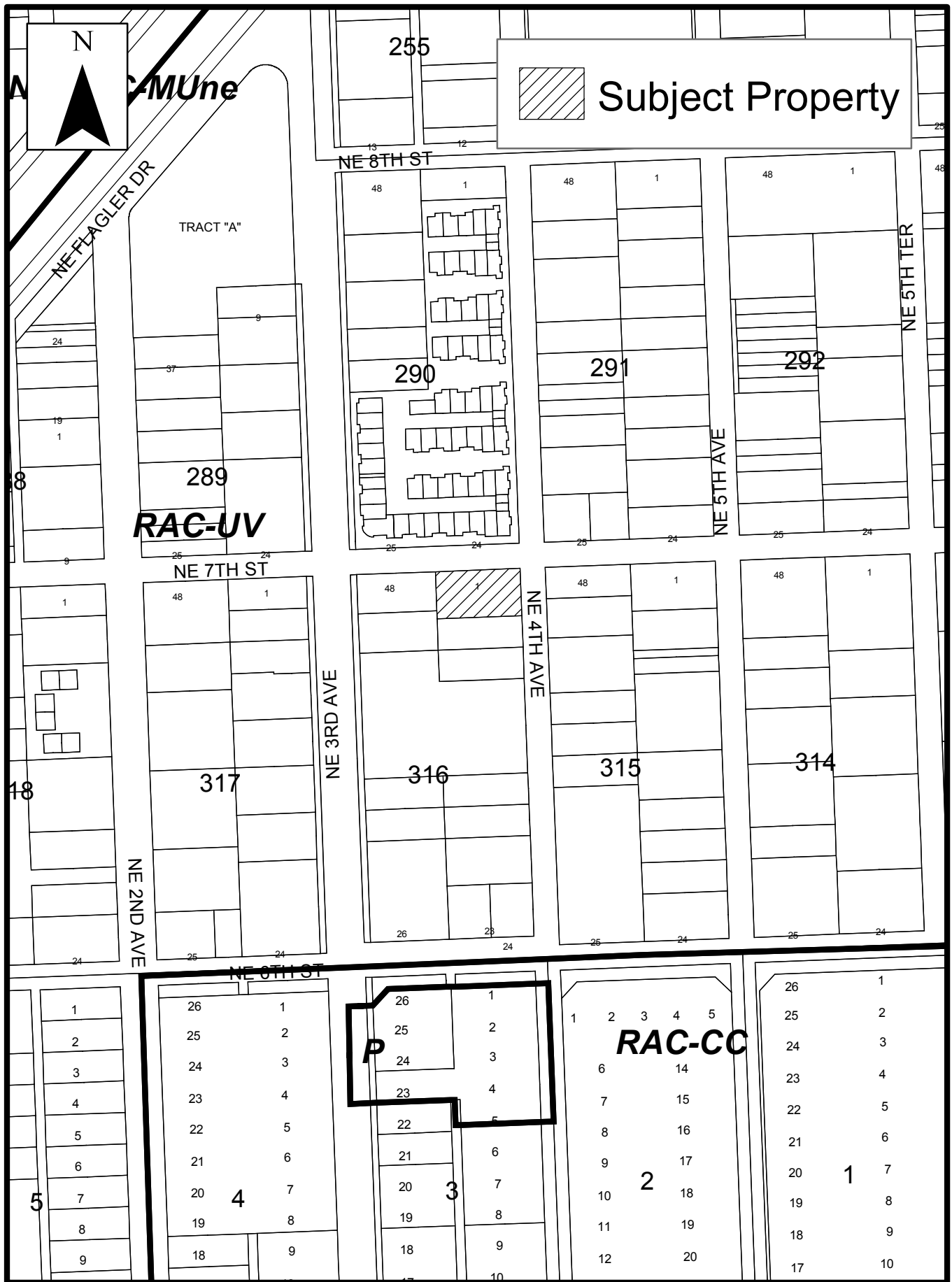
CASE COMMENTS:

1. Provide bicycle racks. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Ensure that long-term bicycle parking requirements are met.
2. Show parking garage dimensions on the site plan with bike and garbage storage to ensure garages can properly accommodate two full size cars.
3. Ensure all sidewalks and curb cuts are unobstructed and ADA accessible.
4. Install crosswalk and appropriate ADA improvements at NE 7th Street and NE 4th Ave.
5. Maintain the existing alley as one way; include a separate exit route from site connecting to NE 4th Ave.
6. Demonstrate ADA ramps on the site plan.
7. Additional comments may be provided upon further review.
8. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



R15028